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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,  
3 October 12, 2010 at Westfield City Hall. Members present included Dan Degnan, Randy  
4 Graham, Bill Sanders, Craig Wood, and Martin Raines. Also present were Kevin Todd, Senior  
5 Planner; Andrew Murray, Planner, and City Attorney, Brian Zaiger.

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8 **APPROVAL OF MINUTES**  
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10 August 10, 2010 minutes were tabled to next meeting because the Board wanted more detail on  
11 an individual item.

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13 Sanders reviewed the Public Hearing Rules and Procedures.  
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16 **NEW BUSINESS**

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18 **1010-VU-04**

19 **PUBLIC HEARING**

**2719 South 1200 East; Garland C. and Jean A. Elmore.**

The Appellant is requesting a Variance of Use from the Westfield-  
Washington Zoning Ordinance (WC 16.04.030 B1) to allow two  
dwellings for the property located in the AG-SF1 District.

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23 Mr. Garland Elmore presented details of the variance of use request, which is to use an existing  
24 apartment for rental or for a caretaker. He stated that they have spoken with neighbors and there  
25 are no objections.

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27 Wood asked whether the caretaker was for the property or the homeowners.

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29 Elmore responded that originally it was meant as a caretaker for the property.

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31 Wood asked that if the variance was denied, what are the other options for the property.

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33 Zaiger responded that the petitioner could change the zoning or re-plat and divide the property.

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35 Wood asked if the apartment is rented, would it be for an individual or a couple.

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37 Elmore responded that it is a 1,200 square foot apartment with two bedrooms, and that they  
38 anticipate an individual or a couple.

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40 Raines asked for confirmation that there would be no more than two people.

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42 Elmore responded that for their purposes they would be looking for an individual or a couple.  
43 He further added that having a child live there too would depend on the circumstances.

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45 A Public Hearing opened at 7:15 p.m.

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47 No one spoke, and the Public Hearing closed at 7:16 p.m.  
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2 Raines moved to approve a 1010-VU-04 as presented.

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4 Degnan seconded, and the motion passed 5-0.

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6 Sanders moved to approve the staff's findings of fact.

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8 Wood seconded, and the motion passed by voice vote.

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11 **1010-VS-05**  
12 **PUBLIC HEARING**

**1535 East 191<sup>st</sup> Street; James L. and Karen S. Bontrager.**  
The Appellant is requesting a Variance of Standard from the  
Westfield-Washington Zoning Ordinance (WC 16.04.030 B6b),  
reducing the side yard setback for a detached garage from 30' to  
15' in the AG-SF1 District.

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17 Todd passed out the site plan for the petition to the Board for review.

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19 Mr. James Brontrager presented the details of the variance, which is to reduce the side yard  
20 setback for a detached garage.

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22 A Public Hearing opened at 7:20 p.m.

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24 No one spoke, and the Public Hearing closed at 7:21 p.m.

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26 Degnan moved to approve 1010-VS-05 as presented.

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28 Graham seconded, and the motion passed 5-0.

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30 Sanders moved to adopt the staff's findings of fact.

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32 Wood seconded, and the motion passed by voice vote.

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34 The meeting adjourned at 7:23 p.m.

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Chairman

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Secretary